



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2014-03316-(5)

HEARING DATE

03/02/2016

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 073191

Oak Tree Permit No. 201400031

Environmental Assessment No. 201400267

PROJECT SUMMARY

OWNER / APPLICANT

Dexter 11108 Freer, LLC

MAP/EXHIBIT DATE

10/14/15

PROJECT OVERVIEW

Tentative Tract Map for six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot. Vehicular access would be from a 26-foot-wide dedicated driveway and fire lane to Freer Street, to the north. One unit (Unit 6) would take pedestrian access from Florinda Avenue, to the west. A total of 200 cubic yards (100 cut, 100 fill) of grading and six (6) uncovered guest parking spaces are proposed on the site. The applicant is also requesting an increase in density due to infill and an oak tree permit to retroactively authorize the removal of two oak trees during site clearance in 2014.

LOCATION

11108 Freer Street, South Monrovia Islands

ACCESS

Freer Street, Florinda Avenue (pedestrian only)

ASSESSORS PARCEL NUMBER(S)

8574-012-026

SITE AREA

0.82 gross (0.69 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan (1980)

ZONED DISTRICT

South Arcadia

LAND USE DESIGNATION

Low Density Residential (1-6 dwelling units/gross acre)

ZONE

A-1 (Light Agricultural)

PROPOSED UNITS

6 units (7.3 DU/AC)

MAX DENSITY/UNITS

6 DU/AC (4.9 units)

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Consistency with the Subdivision Map Act
- Consistency with Title 21 of the Los Angeles County Code and the Subdivision Map Act
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.24.110 (A-1 Zone Development Standards)

CASE PLANNER:

Tyler Montgomery

PHONE NUMBER:

(213) 974-6433

E-MAIL ADDRESS:

tmontgomery@planning.lacounty.gov